

YEAR 2003

ANNUAL REPORT

OF THE

NAME Landmark Water Co., L.L.C.

LOCATION 3985 Valley Commons Drive, Bozeman, MT 59718

PRIVATE WATER UTILITY

TO THE

PUBLIC SERVICE COMMISSION

OF MONTANA

FOR THE YEAR ENDING December 31, 2003

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1984 National Association of Utility Regulatory Commissioners Uniform System of Accounts for Water Utilities.
2. Interpret all accounting words or phrases in accordance with the USOA.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section or page which is not applicable to the respondent enter the words "Not Applicable or NA". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. Complete this report by means which result in a permanent record.
7. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule with not enough room. Such a schedule should reference the appropriate schedules, state the name of the utility, and state the year of the report.
8. This report should be filled out in duplicate and one copy returned within 2 1/2 months after the close of the reporting period. The report should be returned to:

Montana Public Service Commission
Utility Division
2701 Prospect Avenue
Helena, Montana 59620

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REPORT OF

Landmark Water Co., L.L.C.

(Exact Name of Utility)

3985 Valley Commons Drive, Bozeman, MT 59718

(Address)

(City, State, Zip Code)

For Year Ended 12/31/2003

Date Utility First Organized 2/11/2003

Telephone Number (406) 586-9922

Location where books and records are located above

Contracts:			
Name	Title	Principal Business Address	Salary
Person to send correspondence:	Thomas L. Clinton, Registered Agent	3985 Valley Commons Dr. Bozeman, MT 59718	XXXXXXXX
Person who prepared this report:	Terri Zullo, Controller	3985 Valley Commons Dr. Bozeman, MT 59718	XXXXXXXX
Officers & Managers:			\$
Potter Clinton Development, Inc.	Managing Member	3985 Valley Commons Dr. Bozeman, MT 59718	\$ 0
			\$
			\$
			\$
			\$

Report every corporation or person owning interest or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
Landmark Development - Bozeman, L.L.C.	100%	3985 Valley Commons Dr. Bozeman, MT 59718	\$ 0
			\$
			\$
			\$

INCOME STATEMENT

Account Name	Current Year 2003	Previous Year
GROSS REVENUE:		
Metered		
Residential	26,227	-0-
Commercial		
Industrial		
Other		
Unmetered		
Residential		
Commerical		
Industrial		
Fire Protection		
Bulk Sales		
Sale of Materials		
Other		
TOTAL GROSS REVENUE	26,227	-0-
Operation and Maintenance Expense	24,702	-0-
Depreciation Expense	23,213	-0-
Taxes Other Than Income		
Income Taxes		
Deferred Federal Income Taxes		
Deferred State Income Taxes		
TOTAL OPERATING EXPENSE	47,915	-0-
NET OPERATING INCOME (LOSS)	(21,688)	-0-
Other Income:		
Non-Utility Income		
Other Deductions:		
Non-Utility Expenses		
Interest Expense		
NET INCOME (LOSS)	(21,688)	-0-

COMPARATIVE BALANCE SHEET

ACCONT NAME	CURRENT YEAR 2003	PREVIOUS YEAR
Assets:		
Utility Plant In Service	433,713	
Accumulated Depreciation and Amortization	(23,213)	
Net Utility Plant		
Cash	410,500 ⁴⁴⁵	
Customer Account Receivable	2,280	
Other Assets (Specify)		
Total Assets	413,225	-0-
Liabilities an Capital:		
Common Stock Issued		
Preferred Stock Issued		
Other Paid In Capital		
Retained Earnings	(21,688)	
Proprietary Capital		
Total Capital		
Long Term Debt		
Accounts Payable	1,200	
Notes Payable		
Customer Deposits		
Accrued Taxes		
Other Liabilities (Specify)		
Advances for Construction		
Contributions In Aid Of Construction	433,713	
Total Liabilities and Capital	413,225	-0-

Accumulated Depreciation and Amortization of Utility Plant

Account 108	Current Year	Previous Year
Balance First of Year	- 0 -	
Credits During Year		
Accruals Charged to Depreciation Account	23,213	
Salvage		
Other Credits (Specify)		
Total Credits	23,213	
Debits During Year:		
Book Cost of Plant Retired		
Cost of Removal		
Other Debits (Specify)		
Balance End of Year	23,213	- 0 -

CONTRIBUTIONS IN AID OF CONSTRUCTION

Report below all contractor and developer agreements and line extension agreements from which cash or property was received during the year	Indicate "Cash or Property"	Amount
Landmark Development- Bozeman, L.L.C.	Property	433,713
Total During Year		433,713

ACCUMULATED DEFERRED INCOME TAXES

Description	Total
Accumulated Deferred Income Taxes:	
Federal	
State	
Total Accumulated Deferred Income Taxes	- 0 -

CAPITAL STOCK

	Common Stock	Preferred Stock
Par or stated value per share		
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued		
Dividends declared per share for year		
	- 0 -	

RETAINED EARNINGS

	Appropriated	Unappropriated
Balance first of year		- 0 -
Changes during year (Specify): <i>2003 Earnings Transferred</i>		(21,688)
Balance end of year		(21,688)

PROPRIETARY CAPITAL

	Proprietor or Partner	Partner
Balance first of year		
Changes during year (specify):		
Balance end of year		- 0 -

LONG TERM DEBT

Description of Obligation	Interest		Principal Per Balance Sheet Date
	Rate	Pymts	
Total			- 0 -

WATER UTILITY PLANT ACCOUNTS

Acct No.	Account Name	Previous Year	Additions	Retirements	Current Year
301	Organization	0	71732	0	71,732
302	Franchises				
303	Land & Land Rights				
304	Structures and Improvements				
305	Collecting and Impounding Reservoirs				
306	Lake River and Other Intakes				
307	Wells and Springs				
308	Infiltration Galleries and Tunnels				
309	Supply Mains	0	145,415	0	145,415
310	Power Generation Equipment				
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Tranmission and Distribution Mains	0	196,619	0	196,619
333	Services				
334	Meters and Meter Installations	0	2547	0	2547
335	Hydrants	0	17,400	0	17,400
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop & Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	-0-	433,713	-0-	433,713

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT

ACCT. NO.	ACCOUNT	AVERAGE SERVICE LIFE IN YEARS	AVERAGE SALVAGE IN PERCENT	DEPR. RATE APPLIED	ACCUMULATED DEPRECIATION BALANCE PREVIOUS YEAR	DEBITS	CREDITS	ACCUMULATED DEPRECIATION BALANCE END OF YEAR
304	Structures & Improvements		%	%				
305	Collecting & Impounding Reservoirs		%	%				
306	Lake River & Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltrations Galleries & Tunnels		%	%				
309	Supply Mains	20	0 %	5 %	- 0 -		7271	7271
310	Power Generating Equip.		%	%				
311	Pumping Equipment		%	%				
320	Water Treatment Equip.		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	20	0 %	5 %	- 0 -		9831	9831
333	Services		%	%				
334	Meter & Meter Installation	15	0 %	6.667 %	- 0 -		170	170
335	Hydrants	15	0 %	6.667 %	- 0 -		1160	1160
339	Other Plant & Misc. Equip.		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equip.		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop & Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
Totals					- 0 -		18,432	18,432

WATER OPERATION AND MAINTENANCE EXPENSE

ACCOUNT NAME	AMOUNT
Salaries and Wages - Employees	
Salaries and Wages - Officers, Directors and Majority Stockholders	
Employee Pensions and Benefits	
Purchased Water	19,640
Purchased Power	
Fuel For Power Production	
Chemicals	
Materials and Supplies	
Contractual Services	4,800
Rents	
Transportation Expense	
Insurance Expense	
Regulatory Commission Expense	
Bad Debt Expense	
Miscellaneous Expense	262
Total	24,702

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning rate, management, construction, advertising, labor relations, public relations, or other similar services rendered the respondent for which the aggregate payments during the year to any corporation, partnership, individual or organization of any kind whatever, amounting to \$500. or more. Utilities having revenue in excess of \$100,000 should report amounts of \$5,000 or more.

[illegible]

Surface Water: River _____ Lake _____ Stream _____ Impounding Res. _____
Ground Water: Springs No. _____ Shallow Wells No. _____ Deep Wells No. _____

Size Inches	First of Year	Laid During Year	Total	Abandoned During Yr.	Taken Up During Yr.	Total	Close of Year
12 "	0	6873					6873
10 "	0	243					243
8 "	0	1523					1523
6 "	0	4636					4636
Total	0	13275					13275

Number of Reservoirs _____ Capacity in Gallons _____
 Number of Standpipes _____ Capacity in Gallons _____
 Method of Purification _____

Services	5/8 in.	1 in.	1 1/2 in.	2 in.	3 in.	4 in.	6 in.	3/4"
1/2 in.								72
Meters								

-Close of Year-

Classification	Metered	Unmetered	Total	Metered	Unmetered	Total	Increase or Decrease
Residential	0		0	63		63	63
Commercial							
Industrial							
Fire Hydrants							
Governmental							
All Other							
Total	0		0	63		63	

Total Amount of Water Obtained by all methods during the Year	_____	gals.
Maximum Water obtained all methods during any one day	_____	gals.
Minimum Amount of Water obtained all methods during one day	_____	gals.
Total Amount of Water passed through customers meters during year	5,818,000	gals.
Range of ordinary pressure on mains _____ lbs. to _____ lbs.		
Range of fire pressure in mains _____ lbs. to _____ lbs.		

STATE OF MONTANA)
County of Gallatin)

We, the undersigned, on our oath do severally say that the foregoing return the
Landmark Water Co., L.L.C., water utility, has been prepared
under our direction from the original books, papers and records of said utility and declare
the same to be a full, true and correct statement embracing all the financial transactions of
said utility during the period for which the return is made.

Terri Bulb

Subscribed and sworn to before me this 29 day of April, ~~19~~ 2005.

Connie J. Thompson
Connie J. Thompson

My commission expires 9-19-2006
Residing in Belgrade, MT

